



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

FINAL

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

MEETING DATE: Monday, January 11, 2010
MEETING TIME: 5:30 P.M.
LOCATION: Edgewater Room, 420 Litho Street, Sausalito

CALL TO ORDER / ROLL CALL

The HLB meeting convened at 5:30 PM. Board Members Nichols, Pierce, Fredrickson, Paul, and Chair Theodores were present. Associate Planner Burns was also present, in addition Assistant Planner Thornberry. Applicant's Marty Zwick representing 535 Bridgeway and Brian Milford representing 39 Caledonia were present, in addition to residents Seth and Dave Hodgson were also in attendance.

APPROVAL OF AGENDA- *No changes to agenda*

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- *No public comment*

OLD BUSINESS-

1. ZWEIG ADDITION/ 535 BRIDGEWAY (APN 065-171-07)

Project: Historic Design Review for an addition to a property deemed to have historic significance.

Staff planner Burns provided a brief introduction to the project stating that the HLB previously prepared a 50-year review memo for the October 7, 2009 HLB meeting. Staff stated that the HLB determined the existing single family dwelling was considered to be historically significant based on the building's architectural vernacular.

Architect Marty Zwick provided a more detailed presentation regarding the modifications to the entire building, including the proposed third story addition. The HLB raised many questions regarding building materials, aesthetics, mass, bulk, scale, and compatibility with surrounding properties and the character of the street.

The review of the project was continued to a future meeting in order for the applicant to provide additional information regarding a photo-simulation of how the proposed third floor would relate to the adjacent properties, as well as addressing design concerns regarding the garage door opening and the metal panel around the picture window.

NEW BUSINESS-

2. MARTINKOVI MILFORD ARCHITECTS/ 39 CALEDONIA (APN 065-056-22)

Project: Study Session review of exterior improvements to a commercial building that is 50-years or older.

Board member Nichols recused herself from the review of the item because she lives within 500 feet of the proposed project site.

Staff planner Thornberry introduced the project for exterior modifications to a commercial building that was constructed in 1919. Architect Brian Milford provided a more detailed description of the proposed exterior modifications to the building, which includes removal of the following features: entry doors; plaster decorative feature at the top of the façade; decorative metal handrail; lighting fixtures above the entryway; existing carpet and tile finished entryway; and existing light fixtures.

The HLB unanimously stated concern that without really knowing whether the original façade of the building was intact under the current façade, it would be premature to make a determination on the historic significance of the building and reserves to right to review any exterior modification to the building at a future date. Therefore, the HLB did not take action on the 50-year review of the building. The HLB did support the proposed improvements to the building and requested that future exterior modifications to the building return back to the HLB for review and approval.

3. PLAZA VINA DEL MAR IMPROVEMENTS (APN 065-074-01)

Project: Study Session review for Handicapped Accessibility Improvements to the Park.

Staff planner Burns provided a brief introduction to the City initiated project and stated that there was going to be a public workshop regarding the same item on Wednesday, January 13, 2010. Staff Planner Burns also stated that on February 17, 2010, the HLB and the Planning Commission would conduct a joint public hearing to take action on a Design Review Permit regarding the proposed park improvements.

City Staff Engineer Andrew Davison provided an introduction to the proposed accessibility improvements to Plaza Vina Del Mar. Gary Waters, architect with Architerra Macrae Architects and consultant to the City provided a detailed explanation of the proposed accessibility improvements.

The HLB continued this item to a future date in order to allow the review of the project after the January 13th public workshop.

APPROVAL OF MINUTES –Approved as amended

COMMUNICATIONS

1. Piccolo Teatro Update

Staff provided an update to the HLB indicating the building permit for the exterior modifications to Piccolo Teatro was still active and that the final sign-off from the City's planning and building divisions could not occur until the improvements are in compliance with the HLB and Planning Commission approved plans for application DR-SP 07-039.

2. Historic Design Guidelines Update

Staff provided a reminder that on January 21, 2010 there is a special meeting to review the administrative draft of the historic design guidelines.

3. HLB Review Applicability and Procedures

None

4. HLB Meeting Schedule

Due to a staff initiated scheduling conflict, the HLB agreed to meet on the second and fourth Wednesday's for the next five months. Staff indicated a revised schedule would be provided at the regularly scheduled meeting on Monday, January 25, 2010.

5. Staff Updates

None

ADJOURNMENT – The meeting was adjourned at 8:15 PM

Meeting Minutes Approved

Secretary Bradford Paul Date 4/28/10